



279 Oulton Road North  
Oulton near Oulton Broad | Suffolk | NR32 4QZ

 FINE & COUNTRY

# TIMELESS VICTORIAN ELEGANCE



Set in a peaceful village along one of Oulton's most desirable tree lined roads, this impressive Victorian residence offers a rare opportunity to acquire a substantial family home. Combining elegant period character with generous proportions and a highly adaptable layout, the property provides an exceptional foundation for modernisation. Allowing a buyer to create a truly bespoke home in a prime and well connected location.



# KEY FEATURES

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- An Impressive Victorian Detached Residence on a Tree Lined Road in Oulton Village near Oulton Broad
- Four Generous Double Bedrooms and Three Bath/Shower Rooms including Principal Bedroom with En-Suite
- Contemporary Kitchen with Central Island and Integrated Appliances
- Separate Utility Room and Ground Floor WC
- Elegant Dining Room and Multiple Reception Spaces
- Expansive Garden Room Spanning the Rear Elevation
- Separate Study ideal for Home Working
- South West Facing Landscaped Rear Garden
- Double Garage, EV Charging Point and Extensive Driveway
- Excellent Opportunity to Modernise and Create a Bespoke Family Home
- Over 2,300 sq.ft of Accommodation across Three Floors
- Energy Rating: C

The property immediately impresses with its symmetrical façade, bay windows and refined architectural detailing, setting the tone for what lies within. Stepping inside, a welcoming hallway reveals original woodwork, stained glass features and a sense of craftsmanship that reflects the home's heritage.

## Warm And Inviting

The principal sitting room offers a warm and inviting space, centred around a feature wood burner, ideal for both relaxed evenings and entertaining. A second reception room provides further flexibility, whether as a formal lounge, snug or family room.

## Designed For Modern Living

At the heart of the home, the kitchen has been thoughtfully updated to provide a contemporary and highly functional space. A central island creates a natural focal point, complemented by generous work surfaces, integrated appliances and excellent storage. Flowing through to the dining room, the layout is perfectly suited to entertaining. To the rear, the impressive garden room spans the width of the property, filled with natural light from rooflights and glazing, creating a seamless indoor to outdoor connection. A separate utility room adds practicality, keeping everyday tasks discreetly positioned away from the main living areas.





# KEY FEATURES

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## Space, Flexibility And Family Life

Arranged over three floors, the accommodation offers both scale and versatility. The first-floor hosts well-proportioned bedrooms, including a generous principal suite with en suite and fitted storage. The second floor provides an additional bedroom and shower room, ideal for guests or independent living. The layout balances shared spaces with private retreat areas.

## Sought After Area

Oulton village is widely regarded as one of the most desirable and lifestyle-driven locations in the area, offering a unique balance of waterside living, green open spaces and everyday convenience. Positioned on the edge of the Norfolk and Suffolk Broads, it provides a setting where nature, leisure and community come together. At the heart of the area lies Oulton Broad itself, forming part of the Broads network and creating a distinctive backdrop to daily life, with opportunities for boating, paddleboarding and waterside walks. The marina and waterfront host a selection of cafés, restaurants and pubs, offering a vibrant yet relaxed social scene.





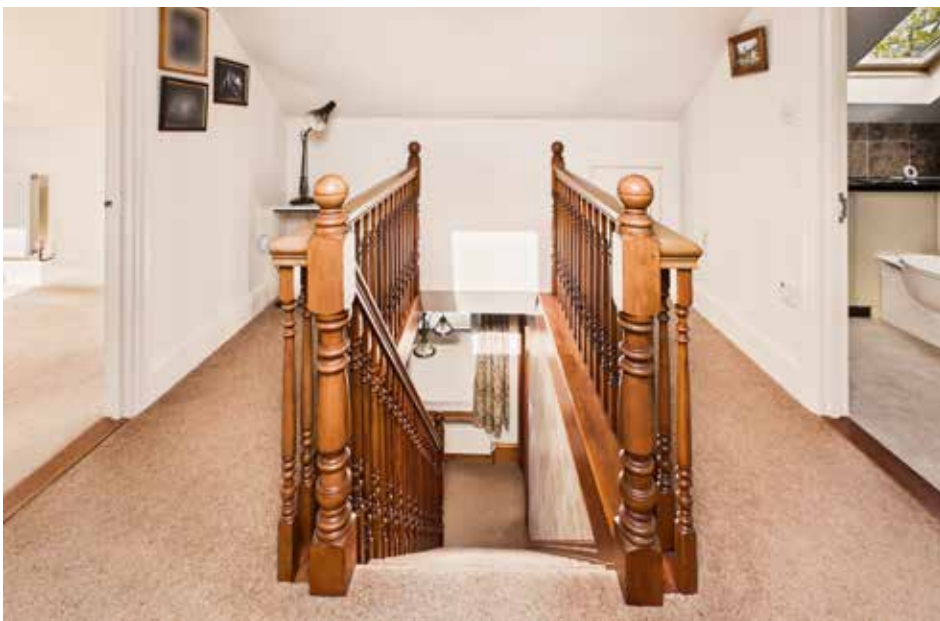


















outback



# INFORMATION

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## On The Doorstep

For families, a choice of well-regarded schools sits nearby, alongside supermarkets, independent shops and essential services. Nicholas Everitt Park and surrounding green spaces offer further outdoor enjoyment, with open lawns and riverside paths. The coastline is within easy reach, with Lowestoft and Pakefield providing expansive beaches, while Southwold offers a quintessential Suffolk coastal experience. Rail connections from Oulton Broad North and South provide routes to Norwich and Ipswich, supporting both commuting and wider travel.

## How Far Is It To?

Lowestoft town centre lies approximately 1.5 miles away, offering a comprehensive range of shopping, supermarkets, schooling and everyday amenities. Oulton Broad itself is within approximately 0.8 miles, where a selection of waterside cafés, restaurants and leisure facilities can be enjoyed, alongside access to the Broads network. Beccles, located around 6.5 miles to the west, is a highly regarded market town known for its independent shops, restaurants and riverside walks. The coastal destinations of Pakefield and Southwold are also within easy reach, approximately 2.5 miles and 13 miles respectively. Norwich, situated approximately 24 miles away, offers extensive retail, cultural and dining experiences, together with a mainline rail link to London and an international airport.

## Directions - Please Scan QR Code Below

From Beccles, proceed along the A146 towards Lowestoft. After passing the Rookery Park Golf Club on the left, continue to the roundabout and take the 2nd exit on to Beccles Road, continue until you cross the Oulton Broad North train line. At this roundabout take the first exit on to Gorleston Road and continue until you reach Oulton Street. Oulton Road North will be found on the right-hand side, take this turning and the property will be found on the right-hand side.

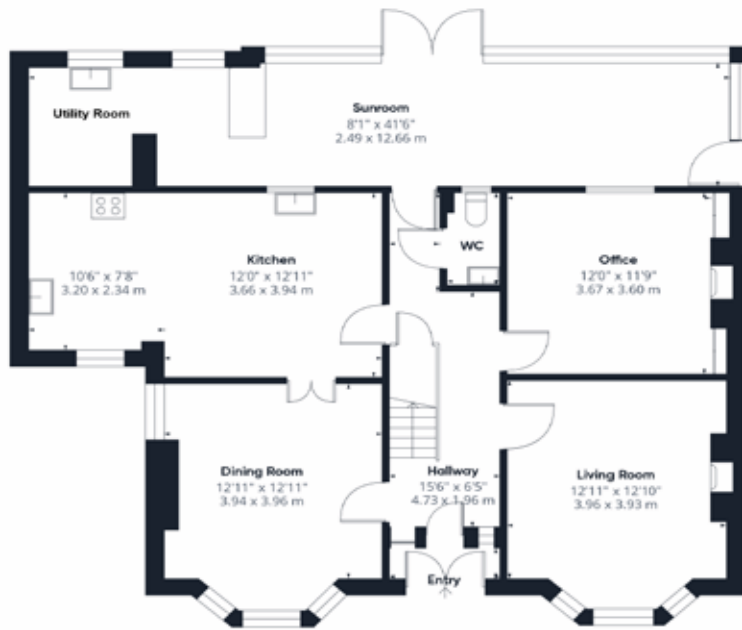
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..  
[.loving.fork.alert](https://www.loving.fork.alert)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk District Council - Council Tax Band E  
Freehold

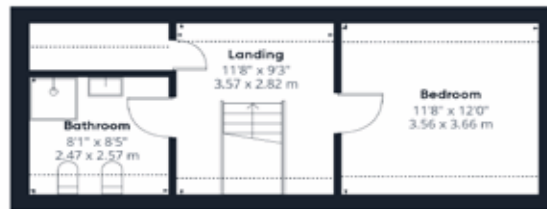




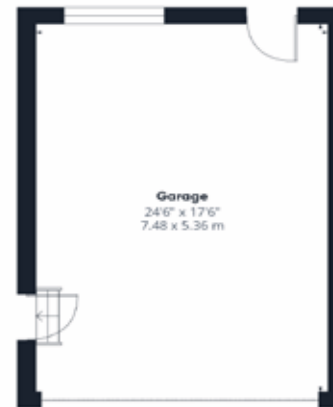
Ground Floor 279 Oulton Road North



First Floor 279 Oulton Road North



Second Floor 279 Oulton Road North



Floor 0 Garage

Approximate total area<sup>1)</sup>  
2755 ft<sup>2</sup>  
256.1 m<sup>2</sup>

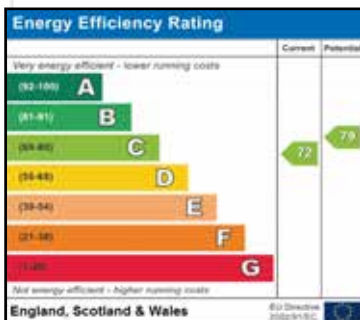
Reduced headroom  
57 ft<sup>2</sup>  
5.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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